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CHARTERED SURVEYORS

For Sale

Freehold Retail Investment

1,550 Sq. ft. (144.08 sq. m)

9 Station Approach, Virginia Water, GU25 4DW



- Ground Floor Retail Tenant – Let at £55,000 p.a. in 2018.
- Rent review every 5th year anniversary of the lease (2023 review un-activated).
- Strong local parade in popular, affluent area of Surrey.
- Potential for a number of uses (subject to planning).

LOCATION

The town of Virginia Water is located on the South-Western outskirts of Greater London, situated outside of the M25 ring road and just north of the M3 motorway linking London and Southampton. Local transport links include National Rail Services running into London Waterloo, Reading and Weybridge, as well as bus links to the neighbouring towns of Staines, Sunningdale and Thorpe. Station Approach itself is central within the town, situated close to both local transport links and other retail offerings within the town as well as parking opposite.

DESCRIPTION

The premises are based the ground floor with the above apartment sold either separately (at a different asking price) or are of a brick-and-slate construction with traditional floor-to-ceiling window frontage on the ground floor. Internally the premises have been kept in a good and tenantable condition. Current tenant operates a dry cleaners with the appropriate local planning consents.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
9 (GF Retail)	1,550	144.08
Total	1,550	144.08

TERMS

Available For Sale Freehold with a total income of £55,000 p.a.

ASKING PRICE

£770,000 (+ VAT)

Sale to be treated as a Transfer of a Going Concern (TOGC) to exclude VAT payment.

BUSINESS RATES

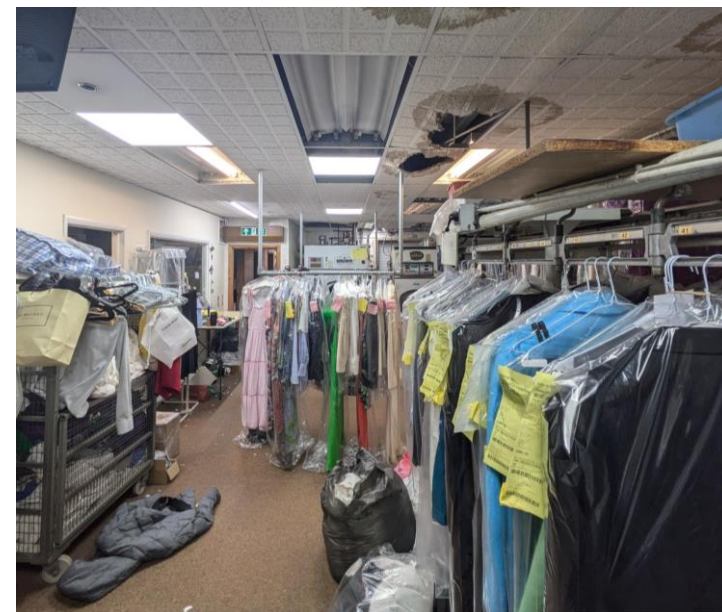
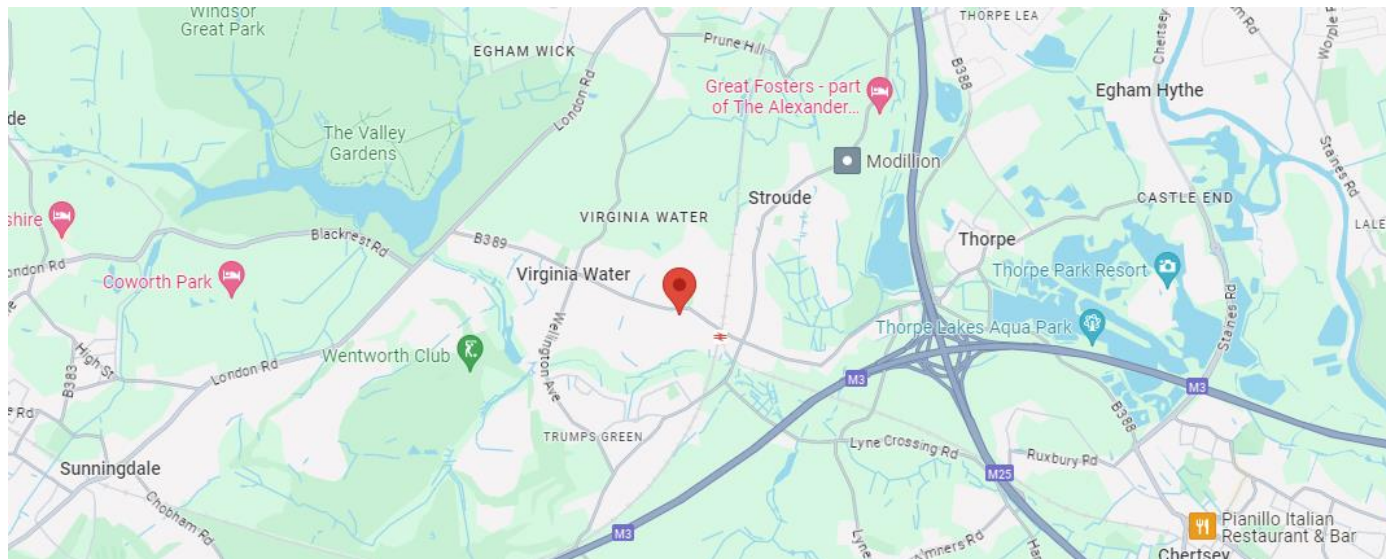
GF Rateable Value (24/25): £34,000

EPC

GF Unit: B - 37

COSTS

Each party to bare their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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